

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024071235

Project Title: Greenbriar Residential Development

Lead Agency: City of Brea

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Project Location: Brea, Orange County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed Project is residential community on a 9.7-acre site at 1698-1700 Greenbriar Lane in the City of Brea. The Project site currently contains a vacant 164,908-square-foot office building and a three-story parking structure. The proposed Project involves demolishing these structures and constructing 179 attached residential units. The Project site is currently designated as General Commercial and zoned General Commercial with a Precise Development overlay. The proposed Project would require a General Plan Amendment and a zoning change to Mixed-Use II.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The City of Brea determined that five environmental factors have potentially significant impacts including air quality, cultural and paleontological resources, greenhouse gas emissions, hazards and hazardous materials, and tribal cultural resources. All impacts were found to be less than significant with the implementation of the following mitigation measures.

Mitigation Measure AQ-1 requires that the construction contractor use low volatile organic compound paints during construction. Mitigation Measure AQ-2 mandates that the construction contractor use EPA Tier 4 emissions-compliant equipment for off-road diesel-powered construction over 50 horsepower. Mitigation Measure CUL-1 requires a qualified archaeological monitor to be on call during ground-disturbing activities to manage any uncovered cultural resources. Mitigation Measure CUL-2 mandates the presence of a qualified paleontologist during excavation activities. Mitigation Measure GHG-1 mandates that all residential homes be designed and built as fully electric. Mitigation Measure HAZ-1 requires the project applicant to conduct surveys for asbestos-containing materials and lead-based paint in accordance with EPA and South Coast AQMD guidelines. Mitigation Measure TCR-1 requires a tribal monitor to be present if Native American resources are discovered.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are no known areas of controversy regarding the Project, and no issues have been raised by agencies or the public.

Provide a list of the responsible or trustee agencies for the project.

Air Resources Board
Caltrans District 12
Santa Ana Regional Water Quality Control Board (RWQCB 8)
Department of Toxic Substances Control
Department of Water Resources